



PLACER COUNTY

SITE PLAN REQUIREMENTS

HELP US HELP YOU!

A good site plan will help prevent delays in the permitting process.

The Placer County Land Development Departments require one (1) copy of a site plan if under 36" on one side. If greater than 36" in length and width, one (1) copy is needed for properties on sewer or septic systems. Site plans (sample on reverse) shall include the following information:

1. North arrow and scale.
2. All property lines and dimensions of parcel.
3. Locations of all buildings (including barns, sheds, workshops, and other outbuildings), pools, and retaining walls (including their height).
4. Location of proposed and/or existing septic tank, leach field, and 100% replacement areas for leach field. (See Environmental Health Division for additional information – 530.745-2300)
5. All onsite drainages, creeks, canals, ponds, lakes, etc. if under 10 acres. If over 10 acres, show if within 100' of development activity.
6. Location of wells on the property.
7. Slope arrows with percentages under driveway and construction areas.
8. Driveways and parking areas.
9. Location, width, and purpose of all easements on, or touching, the property. If a road easement, width of improved surface area is also required.
10. Limits of grading (i.e., cut/fill, cubic yards removed/filled, etc.).
11. Native trees with more than 6" diameter at breast height (4 ½' above grade) for single-trunk trees, 10" diameter aggregate for multi-trunk trees, within 50' of any development activity. Tree canopy shall be shown to scale as well. **Note:** All trees within riparian areas, regardless of their size, must be shown on site plans.